

<p style="text-align: center;">STATE OF ARIZONA SCHOOL FACILITIES BOARD</p>
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Meeting Date: February 1 , 2007

Agenda Item Vc.

Subject: V. Director's Report (action of the Board may be requested)

c. Applying Minimum Guidelines in a New School

Explanation

A.R.S. 15-2011 tasks the School Facilities Board with establishing quality guidelines for Arizona's traditional schools. The Board accomplished that task in September of 1999. However, those guidelines were developed to judge the adequacy of existing space. Due to that purpose, the guidelines do not provide sufficient specifics to be applied in a new school setting.

With the recent loss in formula buying power, the Board is faced with determining how to apply the minimum guidelines to a new school. Staff recommends the Board adopt the following policy to provide guidance on how to apply minimum guidelines in a new school.

The Students' FIRST statute tasks the Board with providing quality standards that are necessary and appropriate for implementing the state academic guidelines. Due to this requirement; the Board cannot limit standards due to cost. While, costs are provided in this document, they are not a limiting factor. They are shown as a reference point for the standard of quality that ultimately will be provided. None of the guidance in this policy should be considered a mandate from the School Facilities Board. Districts will continue to have the ability to choose what features they want in their schools. As stated, this policy only provides guidance as to the quality and quantity levels the state will fund.

Transition

Over the last two years, the SFB has awarded additional inflation funds for 27 schools. The methodology used to apply the minimum guidelines in those schools is different than what is suggested going forward.

For schools still in construction, SFB staff recommends that any remaining contingency funds left after project completion may be used to fund any additional design standards that are adopted through this process.

Item #1 Flooring

The Minimum Guideline: R7-6-271

Interior finishes must be safe and capable of being maintained.

Recent application – Provide funding for carpet in K-3 classrooms and ceramic floor and cove base tile in toilet rooms.

Suggested Application:

Flooring (carpet/VCT) throughout the school with ceramic floor and cove tile for all toilet rooms. To achieve this end, 2 percent of the total construction cost will be available for flooring.

Cost:

Current average construction cost is approximately \$108 per sq. foot. Therefore, in an 80,000 sq. foot school, total construction cost would be \$8,640,000. In such a school the flooring allowance would be \$172,800.

Comments:

Comments on this topic have generally been in line with the current suggested application

Recommendation

That the Board approve the suggested application for flooring.

Item #2 Gym Floors

The Minimum Guideline: R7-6-249

A school facility shall have an area and space...for physical education activity and space for a comprehensive health program established in compliance with the academic standards prescribed by the State Board of Education.

R7-6-271 Interior finishes must be safe and capable of being maintained.

Recent application – no flooring allowance

Suggested Application:

For 7-12 schools provide funding for one gym floor up to a 50X84 (standard basketball) plus a 10-foot wide perimeter or 7,280 (70 x 104) square feet.

Alternate Application:

Staff has received several comments that the Board should allow enough gym floor to provide one long court and two cross courts. This would required to side by side 50X84 courts or a total court of 100X84. This court size would be 8,400 sq. feet.

Cost:

Staff estimates a standard gym floor including the moisture barrier will cost approximately \$13 per square foot, or \$95,000. The alternate cost would be \$109,560.

Comments:

Staff has received several comments suggesting that the alternative application will allow districts to comply with the requirements of Title IX. Other comments suggest the suggested application is appropriate for grades 7-8, but 9-12 should have the alternate application.

Recommendation:

Staff recommends the suggested application, but presents the alternative application as a legitimate alternative.

Item #3 Millwork

The Minimum Guideline: R7-6-211

Each general and specialty classroom shall have storage for classroom materials or access to conveniently located storage.

Recent application – Three feet of millwork per classroom, six feet in a K-3 classroom

Suggested Application:

10 feet of millwork per classroom plus 40 feet in science, art and music rooms. Please note that a standard 900 sq. foot classroom has 120 lineal feet of wall space.

Cost:

Staff estimates millwork to cost approximately \$200 per lineal foot. An 80,000 sq. foot school will have approximately 40 classrooms for a total cost of \$80,000 (\$200X10 square feet X 40 classrooms) or \$1.00 per square foot.

Comments:

Staff has received several comments suggesting that the suggested application is appropriate. Other comments suggest up to 18 feet for a standard classroom is more appropriate.

Recommendation:

That the Board approve the suggested application for millwork.

Item #4 Exterior Lighting

The Minimum Guideline

Not addressed

Recent application – No funding allowance for exterior lighting other than code required lighting at each emergency exit.

Suggested Application:

Exterior wall fixtures every 50 feet and lighting for required parking spaces and bus pickup and drop off areas. For example, in an 80,000 sq. foot school the SFB guidelines will allow an exterior perimeter of approximately 2,700 feet. The SFB would provide funding for 54 exterior lights.

Additionally, that same building would have approximately 80 required parking spaces (one per full-time staff member and one for each 100 students). An average parking lot requires 300 sq. feet per parking spot for a total parking lot of 24,000. A parking lot light can illuminate approximately 8,000 sq. feet. To adjust for different configurations, staff

suggests the Board assume that each light can cover 5,000 square feet. Therefore, the SFB would provide funding for five lights.

Cost:

Staff estimates that exterior wall fixtures cost approximately \$300 per fixture. Additionally, staff estimates the cost of parking lot lights (including installation) at \$4,000 per light. For an 80,000 square foot schools, total costs would be \$36,200.

Comments:

Staff has received several comments that this application should be reworked to develop guidance based on required lighting levels. This would allow the districts to develop their own system to meet required levels.

Recommendation:

That the Board accept the suggested application for lighting. Staff also recommends that a review of this area to determine if more generic guidance would be appropriate.

Item #5 Canopies

Minimum Guideline

Not addressed

Recent application – No funding allowance for canopies.

Suggested application:

One percent of the total interior square footage will be allowed for canopies.

Cost:

Staff estimates canopy costs at \$20 per square foot. Therefore for an 80,000 square foot school, the SFB would provide funding for 800 square feet of canopy space or \$16,000.

Comments:

Staff has received some comments regarding additional canopies to cover walkways and to provide for outdoor gathering areas.

Recommendation:

That the Board approve the suggested application for canopies.

Item #6 Playground Structures and Canopies

Minimum Guideline

Not addressed

Recent application – No funding allowance

Suggested Application:

Two playground structures including shade structures (one for primary grades and one for upper grades) for each campus that has K-6 grades.

Costs:

Staff believes a district can obtain two playground structures with canopies as described above for approximately \$130,000.

Comments:

Staff has received comments that the amount of playground structures should vary based on school size. Staff has also received comments regarding making the structures ADA compliant.

Recommendation:

That the Board approve the suggested application for playground structures.

Item #7 – Landscaping

Minimum Guideline

Not Addressed

Recent application – No funding allowance

Suggested Application:

Allow a landscaping budget of 1 percent of the current cost per square foot multiplied by the awarded square footage. For example, for a 80,000 sq. foot K-8 the current cost per square foot is \$132.85 or \$10,628,000. One percent of that amount is \$106,280. Within that budget a school could install approximately 100,000 sq feet (2.5 acres) of turf in addition to some landscaping at the front of the school. The SFB would encourage the use of xeriscape as much as possible.

Comments:

Staff has received comments suggesting the amount of funds allowed should be scaled by school size. The suggestion is very small schools would not have sufficient funds to put in a sufficient play area.

Recommendation:

That the Board approve the suggested application for landscaping.

Summary

The following is based on a 80,000 sq. foot K-8

Item	Suggested Application	Total Cost	Cost per sq. Foot
Flooring	K-6 Classrooms and Media Centers ceramic tile in bathrooms.	\$107,200	\$1.34
Gym Floors	One 7,280 sq. foot floor	\$95,000	\$1.18
Millwork	10 lineal feet per classroom	\$80,000	\$1.00
Exterior Lighting	Exterior lights every 50 ft and parking lot lights	\$36,200	\$.45
Canopies	1 percent of interior square feet for canopy space	\$16,000	\$.20
Playground Structures	Two playground structures for each K-6 campus	\$130,000	\$1.63
Landscaping	1 percent of total budget allowed for landscaping	\$106,280	\$1.33
Total		\$570,680	\$7.13

Board Action Requested: ☐ information ☒ action / described below

That the Board approve the staff recommendations for the suggested applications to the minimum guidelines as listed above.

Attachments: Yes ☐ No ☒